



COUNTY of SUSSEX

DATE: _____

APPLICANT: _____

BLDG LOCATION: _____

REVIEWER: _____ W. Travis Luter Sr.

BEDROOMS _____ GREAT RM _____ LAUNDRY _____ CARPORT _____ MEDIA ROOM _____

BATHROOMS _____ DINING RM _____ FOYER _____ PORCHES _____ BRKFST NOOK _____

LIVING RM _____ KITCHEN _____ GARAGE _____ STUDY _____ EXTERIOR _____

STORAGE _____ DECK(S) _____ BASEMENT _____ FIREPLACES _____ HEAT TYPE _____

LIVING AREA (1st FL) _____

LIVING AREA (2nd FL) _____

LIVING AREA (3rd FL) _____

TOTAL LIVING AREA _____

GROSS AREA _____

TOTAL VALUE OF CONSTRUCTION \$ _____

AREA UNDER ROOF _____ X 0.12 = #VALUE!

2% SURCHARGE = #VALUE!

TOTAL PERMIT FEE = #VALUE!

DESCRIPTION: SFD

_____ GARAGE

_____ PORCH (with roof)

_____ DET. GARAGE

_____ Front Screened

_____ R.O.G. (unfinished)

_____ Back Screened

_____ DECK (without roof)

_____ Back Screened

_____ Front

_____ Side Screened

_____ Back

_____ PATIO

_____ Side

_____ STORAGE (unfinished)

_____ BASEMENT

INSPECTIONS NEEDED (ONLY THE ITEMS CHECKED):

- E & S PLUMB SLAB SHEATHING INSULATION
- FOOTING SLAB MARRIAGE WALL FINAL
- PROJECTION FOUNDATION ROUGH - IN

REVIEW SUMMARY / CORRECTION LIST

NUMBER	DESCRIPTION	CODE SECTION
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REVIEW SUMMARY / CORRECTION LIST continued

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BUILDING PLANNING Chapter 3

LOCATION ON THE LOT (R302)

Yes	No	N/A	Code	Comments
			1-hour rating for exterior walls located less than 5 ft from lot line (IRC R302.1)	
			Exterior wall openings/penetrations (IRC Table R 302.1(1) & (2)/R302.4)	

MECHANICAL EXHAUST FANS (R303)

Yes	No	N/A	Code	Comments
			Mechanical exhaust fans required bathroom, water closet compartment and other similar areas R303.3	

SANITATION (R306 & R307)

Yes	No	N/A	Code	Comments
			Water Closet	
			Lavatory	
			Tub and shower	
			Kitchen area with sink	

GLAZING (R308)

Yes	No	N/A	Code	Comments
			Human impact loads / hazardous locations (R308.3/R308.4 Temp. window reg.)	

GARAGES AND CARPORTS (R302)

Yes	No	N/A	Code	Comments
			No opening between garage and sleeping room (R302.5)	
			Other openings (garage to residence); 1 3/8" solid wood doors, 20-minute fire-rated doors (R302.5.1)	
			Garage-dwelling separation; 1/2" gypsum board on garage side, except 5/8" Type X required below habitable rooms (Table R 302.6)	

EGRESS (R310 through R312)

Yes	No	N/A	Code	Comments
			Basement with habitable space and sleeping room window for emergency escape: opening 5.7 sq. ft. (grade floor, 5 sq. ft), 24" net clear height, 20" net clear width; maximum sill height= 44" (R310.1-R310.4)	
			Window wells (R310.2)	
			Exit access or hallway width minimum 3' (R311.6)	
			One exit from each dwelling unit (R311.2)	
			Exit door \geq (3'0" x 6'8") (R311.2)	
			Interior Passageway: When residence has a kitchen and living room on the same level as the egress door - an interior passage route shall be provided from such egress door to kitchen, living room, and at least one bedroom containing a water closet, lavatory, and bathtub or shower where such rooms are provided on the same level. Minimum 34" cased opening and door.	
			Landings for doors (R311.3)	
			Stairways; minimum width=3'0"; maximum stair raise = 8 1/4"; Minimum tread = 9"; 3/4" - 1 1/4" nosing; Minimum headroom = 6'8" (VUSBC R311.7)	
			Landings for stairways; minimum dimension 36" (R311.7.6)	
			Spiral Stairways (R311.7.10)	
			Stair Handrails;required on 1 side,height 34"-38" (R311.7.8)	
			Ramp slope (1:12 maximum) (1:8 permitted where 1:12 not feasible) (R311.8.1)	
			Ramp landing, minimum 3' X 3' (R311.8.2)	
			Ramp handrails; one required if slope exceeds 1:12 (R311.8.3)	

EGRESS (R310 through R312) Continued

			Guards: required for porches, balconies, open sides of stairs, or raised floor surfaces >30" above floor; 34"-36" minimum guard height (R312.1- R312.2)	
			Guardrail opening limitations (R312.3)	

SMOKE ALARMS (R314)

Yes	No	N/A	Code	Comments
			Location (R314.3)	
			Power source (R313.4)	
			Interconnection (R314.5)	

CARBON MONOXIDE ALARMS (R315)

Yes	No	N/A	Code	Comments
			Location and interconnection (R315)	

PROTECTION FROM DECAY (R317)

Yes	No	N/A	Code	Comments
			All wood framing members that rest on concrete or masonry must be at least 8" above grade. (R317.1 #2)	

UNIVERSAL DESIGN (USBC R320.2)

Yes	No	N/A	Code	Comments
			Structure contains universal design features, per IBC 1109.16	

FOUNDATIONS Chapter 4

MATERIALS (R402.1)

Yes	No	N/A	Code	Comments
			Wood foundations (R402.1)	
			Concrete, compressive strength (R402.2)	

FOOTINGS (R403)

Yes	No	N/A	Code	Comments
			Engineer Soil Report. (USBC 109.3)	
			Soil bearing value (R401.4, R403.1)	
			Footing width (Table R403.1)	
			Footing depth (1 story 8" 2 story 10") IRC 403.1.1	
			Depth below (outside) grade= 18" minimum;but below frost line except for frost protected footings. (R403.1.4, R403.1.4.1 and R403.1.4.2)	
			Sill plate bolting in concrete/masonry = 1/2" diameter bolts at 6' o.c. and within 12" but not less than 7 bolt diameters from corner , 7" embedment (R403.1.6)	

FOUNDATION WALLS (R404 - R406)

Yes	No	N/A	Code	Comments
			Full foundation plan indicating pier and curtain or solid foundation. (USBC 112.2)	
			Masonry foundation walls (R404.1.1)	
			Concrete foundation walls (R404.1.2)	
			Maximum wall height [Table R404.1.1 (1)] (Basement/Elevations reg)	
			Maximum unbalanced fill height [Table R404.1.1(1)] (Basement/Elevation Reg.)	
			Minimum nominal wall [Table R404.1(1)] (Basement/Elevation Reg.)	
			Reinforcement size and spacing Tables R404.1.1(2) - R404.1.1(4)	
			Sill Plate Size(R404.3)	
			Drains required if habitable or usable spaces are below grade R405 (Basement)	
			Dampproofing if basements are below grade R406.1 (if uninhabitable, see under-floor space R408.1)	
			Water proofing if high water R406.2 (if uninhabitable, see under-floor space R408)	

COLUMNS (R407)

Yes	No	N/A	Code	Comments
			Column: Structural requirements and anchorage (R407 & 502.7)	

UNDER FLOOR SPACE (R408)

Yes	No	N/A	Code	Comments
			Ventilation R408.1 - R408.2	
			Unvented crawlspace R 408.3 Access R408.4	
			Access R408.4	
			Flood Resistance R408.7	

FLOORS Chapter 5

WOOD JOISTS and GIRDERS (R502) **USBC 502 for SYP**

Yes	No	N/A	Code	Comments
			First floor framing plan. (USBC 112.2)	
			Second floor framing plan. (USBC 112.2)	
			Third floor framing plan. (USBC 112.2)	
			Joists Sleeping areas, LL=30 psf USBC Table R502.3.1(1)	
			Joists Non-Sleeping areas, LL-40 psf USBC Table R502.3.1(2)	
			Cantilevered joists Tables R502.3.3(1) - (2)	
			Girder spans and header spans for exterior bearing walls R502.5(1) and USBC Table 502.5(3)	
			Girder spans and header spans for interior bearing walls Table R502.5(2)	
			Joists under bearing partitions R502.4	
			Fastening: Girder to Pier Attachment (i.e. porches) R502.9	
			Framing of openings in the floor (i.e. stairways) R502.10	
			Wood trusses (R502.11) must be engineered	
			Floor and Wall Sheathing 503.1 & Table 503.1	

CONCRETE FLOORS (ON GROUND) R506

Yes	No	N/A	Code	Comments
			Thickness; 3 1/2" minimum; concrete strength R506.1	
			Vapor retarder R506.2.3	

DECKS USBC & R507

Yes	No	N/A	Code	Comments
			Decks	

WALL CONSTRUCTION Chapter 6

Wood Construction (R602)

Yes	No	N/A	Code	Comments
			Stud grade R602.2	
			Provide engineering for tall walls in excess of 10' in height and 8' in width. (USBC 109.3) & Table R602.3(5)	
			Stud spacing, size, and height [Table 602.3.1]	

Wood Construction (R602) Continued

Yes	No	N/A	Code	Comments
			Interior load-bearing walls R602.4	
			Headers Table R502.5(1)-(2), Single Girders: R602.7, Table 602.7, & Fig. R602.7.2	
			Cripple walls R602.9 (Walls < 4')	
			Wall bracing method R602.10 & USBC 602.12	
			Wall bracing amount and location Tab. R602.10 & USBC 602.12	
			Wall bracing length R602.10 & USBC 602.12	
			Brick to Block attachment with structural ladder type tie (R608.1.2.3)	

WALL COVERING Chapter 7

EXTERIOR WALL COVERING

Yes	No	N/A	Code	Comments
			Weep holes (R703.7.6) Max spacing 33" , minimum hole dimension 3/16" , located immediately above flashing	
			Stone and masonry veneer R703.7 & Fig. R703.7; Steel angle <u>lintels</u> (4" minimum bearing each end) R703.7.3 & Table 703.7.3.1	

ROOF-CEILING CONSTRUCTION Chapter 8

ROOF FRAMING (R802)

Yes	No	N/A	Code	Comments
			Roof Drainage: Gutters discharge 5' from foundation (R801.3)	
			Rafter tie req. @ 4'o.c.when rafters not parallel to ceiling joist(R802.3.1)	
			Frame of openings in ceiling (ie.stairways) R802.9	
			Wood trusses must be engineered (R802.10)	
			Roof tie-down R802.11 (Uplift Resistance)	

CEILING JOISTS [Tables R802.4(1), R802.4(2)] **USBC Tables for SYP**

Yes	No	N/A	Code	Comments
			Ceiling joist framing plan. (USBC 112.2)	
			Without attic storage LL=10psf	
			With attic storage LL-20 psf	
			Spacing	
			Species	
			Grade	
			Span	
			Size	

RAFTERS [Tables. R802.5.1(1), R802.5.1(8)] **USBC Tables for SYP**

Yes	No	N/A	Code	Comments
			Roof rafter framing plan. (USBC 112.2)	
			Ground snow load/LL=20psf	
			Controlling design (LL or snow)	
			Ceiling attached (Cathedral) / ceiling not attached (Conventional)	
			Spacing	
			Species	
			Grade	
			Span	
			Size	

ROOF SHEATHING (R803.2)

Yes	No	N/A	Code	Comments
			Allowable spans Table R 803.2 & R503.2.1.1(1) & Table 503.1	

ROOF VENTILATION (R806)

Yes	No	N/A	Code	Comments
			Ventilation requirements (R806)	

ATTIC ACCESS (R807)

Yes	No	N/A	Code	Comments
			Access requirements R807.1	

INSULATION CLEARANCE (R808)

Yes	No	N/A	Code	Comments
			Insulation clearance requirements R806.3	

ROOF ASSEMBLIES Chapter 9

WEATHER PROTECTION (R903)

Yes	No	N/A	Code	Comments
			Flashing at roof penetrations (R903.2)	
			Coping at parapet walls (on townhouses) (R903.3)	
			Roof drainage- Slope roof or roof drains (R903.4)	

REQUIREMENTS FOR ROOF COVERINGS (R905)

Yes	No	N/A	Code	Comments
			Asphalt shingles R905.2	
			Metal roof panels (905.10)	
			Slate & slate style type shingles R905.6	
			Wood shingles R905.7	
			Wood shakes R905.8	

CHIMNEYS AND FIREPLACES Chapter 10

MASONRY CHIMNEYS (R1003)

Yes	No	N/A	Code	Comments
			Construction of chimney	
			Corbelling	
			Additional load	
			Termination	
			Chimney clearance	
			Chimney crickets	

FACTORY-BUILT CHIMNEYS (R1005)

Yes	No	N/A	Code	Comments
			Listed and labeled R1005	

MASONRY FIREPLACES (R1001)

Yes	No	N/A	Code	Comments
			Construction of fireplace	
			Hearth extension material	
			Hearth extension	
			Fireplace clearance	

FACTORY-BUILT FIREPLACES (R1004)

Yes	No	N/A	Code	Comments
			Listed and labeled R1004.1	

ENERGY EFFICIENCY Chapter 11

INSULATION REQUIREMENTS (TABLE 1101.2 & 1102.1)

Yes	No	N/A	Code	Comments
			Ceiling R-38	
			Floor R-19	
			Walls R-20 (or) R-13 cavity + R-5 continuous	
			Basement Wall R-19 cavity or R-15 continuous	
			Slab Perimeter and Depth R-10 & 2 ft.	
			Crawlspace Walls R-19 cavity or R-15 continuous	
			ResCheck	

HVAC EQUIPMENT SIZING CHAPTER 14

HVAC SIZING (M 1401.3)

Yes	No	N/A	Code	Comments
			Sizing in accordance with ACCA manual S & J or other approved calculation method (M 1401.3)	

WATER HEATER CHAPTER 28

SERVICE WATER HEATING (P 2801)

Yes	No	N/A	Code	Comments
			Water heater required (P 2801.1)	
			Water heater location (P 2801.3)	

ELECTRICAL CHAPTER 39

REQUIRED GFCI OUTLETS (E 3901 & 3902)

Yes	No	N/A	Code	Comments
			Kitchen countertop receptacles (E 3901.4) & (E 3902.6)	
			Island receptacle for islands (E 3901.4.2) & (E 3902.6)	
			Bathroom (E 3901.6) & (E 3902.1)	
			Outdoors (E 3901.7) & (E 3902.3)	

ENGINEER LUMBER

REQUIREMENTS (USBC 109.3)

Yes	No	N/A	Code	Comments
			All LVL/Micro-Lam's must be accompanied by the manufacturer specifications or engineer calculations.	
			All LVL/Micro-Lam's have a designation that corresponds with the provide layout and/or plans.	

ENGINEER ROOF TRUSSES

REQUIREMENTS (USBC 109.3)

Yes	No	N/A	Code	Comments
			Wind Design Standard ASCE 7-05	
			Design Standard ANSI/TPI 1	
			Mechanical Connection for uplift	
			Bottom Chord Live Load	
			Bearing Locations	
			All roof trusses have a designation that corresponds with the provide layout and/or plans.	

ENGINEER FLOOR TRUSSES/JOISTS

REQUIREMENTS (USBC 109.3)

Yes	No	N/A	Code	Comments
			Design Standard ANSI/TPI 1	
			Top Chord Live Load (TCLL) 40psf	
			Top Chord Dead Load (TCDL) 10psf	
			Bottom Chord Dead Load (BCDL) 5psf	
			Draft stopping for floor trusses every 1,000 sq. ft. and in equal areas (IRC 502.12)	
			Bearing Location	
			Mechanical Connection for uplift	
			All floor trusses have a designation that corresponds with the provide layout and/or plans.	

STEEL BEAMS

REQUIREMENTS (USBC 109.3)

Yes	No	N/A	Code	Comments
			All steel beams must be accompanied by engineer calculations.	
			All steel beams must be identified by size.	

POINT LOAD AND REACTIONS

REQUIREMENTS (USBC 109.3)

Yes	No	N/A	Code	Comments
			The location of all point loads and all king posts shall be depicted or shaded and show the load path from it's origin to the foundation and footing.	
			Indicate the number of studs under each end of the steel beam. If more than five studs are required the column must be engineered.	
			Indicate blocking for all engineer products. (ie TJI etc.) in the point load paths.	

SEWER SYSTEM REQUIREMENTS

REQUIREMENTS (IRC Chapter 26, IBC Chapter 3 and DEQ)

Yes	No	N/A	Code	Comments
			Forced Main sewer system designed and sealed by P. E.	
			Provide CTC from DEQ	
			Indicate connection for optional generator hook up (if desired)	
			Provide details, notes and elevations for gravity fed sewer line from structure to utility provider	

ADDITIONS

REQUIREMENTS

Yes	No	N/A	Code	Comments
			Provide and engineer report to verify the existing footing will	
			Provide an attachment of the new footing to the existing	
			Provide an attachment of the new roof to the existing roof.	
			Provide the existing floor plan adjacent to the addition.	
			Bedrooms shall not constitute the only means of access to	

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William T. "Travis" Luter, Sr.